

9 April 1971

BPS/OL

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Review of Hqs. Support Systems Adequacy to Meet Consolidation Requirements

New Consolidation Requirements

It is planned to consolidate all feasible Agency elements not at Headquarters onto the Agency property at Langley. Excluded from those elements are EOI, NPIC, and [REDACTED]. An analysis of the consolidating elements gives the following data:

25X1A6a

Gross space requirement	-	[REDACTED]	25X9A2
Total personnel (to move)	-	[REDACTED]	
Total additional parking spaces	-	[REDACTED]	

Present rates of support systems use in the existing building are known. Since the new space requirement contains generally the same types of spaces as the existing building spaces, a percentage of existing to new spaces will be used to determine estimated future rate increases for each system examined. This percentage is [REDACTED]

25X9

25X9 Electric Power

Data: Present use -	[REDACTED]
Present Feeder	[REDACTED]
Emergency Power	[REDACTED]
Projected consumption	[REDACTED]
Total (present + projected)	[REDACTED]

Analysis:

With a modification to the present substation by VEPCO, commercial power supplies are capable of meeting more than the total (present + projected) demands.

In the event of commercial source failure, on-site emergency power generating equipment would be utilized. These existing emergency generators are not capable of meeting both present and projected emergency needs. A reordering of priorities and an increase in emergency generating equipment will be essential.

Water Supply

25X9

Data: Present use -	[REDACTED]
Present Capacity	[REDACTED]
Emergency Water	[REDACTED]
Projected consumption	[REDACTED]
Total (present + projected)	[REDACTED]

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GROUP 1
Excluded from automatic
downgrading and
declassification

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Analysis:

While the water main and distribution system supplying the Headquarters site is more than adequate to meet the total (present + projected) demands, no determination has been made of the water supplier's capability or willingness to sell this increased quantity of water. In the event of a supply line stoppage, the existing water tank could supply the total projected needs for about 14 hours. It is recommended that an additional storage tank and loop distribution main be provided at an appropriate time in the construction schedule to meet projected water consumption and fire protection demands.

Sanitary Sewers

25X9

Data: Present use	-	[REDACTED]	average
			daily peak rate
Present Design Capacity	-	[REDACTED]	average
			peak rate

Analysis:

The existing sewage pumping station at the Headquarters site is presently operating close to its capability. Any moderate (or greater) increase in waste water load will require a corresponding increase in the capacity of the pumping station. In addition, the placing of another force main sewer line from the pumping station, thence along Saville Lane, to the gravity flow line on Va. Rte 123, would be essential.

25X9 Steam for Heating Systems

Data: Present use	-	[REDACTED]	per hour
Present Capacity	-	[REDACTED]	per hour
Projected consumption		[REDACTED]	of steam per hour.
Total (present + projected)		[REDACTED]	pounds of steam per hour.

Analysis:

Nearly the entire output from the three existing boilers would be required to meet the total (present + projected) use. For reserve and emergency capability, it is recommended that at least one additional boiler of from 55,000 to 95,000 pounds of steam per hour capacity be added to the power house. This action would provide a reserve of approx. 35%. If steam absorption air conditioner units are considered for future use, the addition of two boilers (instead of one) should be examined and, if feasible, implemented.

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Air Conditioning

25X9	Data: Present use	-	[REDACTED]	(mean max. consumption)
	Present capacity	-	[REDACTED]	(by mid-1973)
	Projected consumption	-	[REDACTED]	
	Total (present & projected) use	-	[REDACTED]	

Analysis:

By mid-1973, the installed capacity [REDACTED] at the Headquarters power plant will be able to satisfy total (present + projected) use. The reserve capacity available will then be [REDACTED], under normal operating conditions.

25X9

25X9

However, during an electrical power emergency, the emergency generating capacity will be able to sustain only 1/8 of the chiller/compressor capacity. During the planning phase of the projected facilities, consideration should be given to an analysis of emergency air conditioning requirements and, if sufficient magnitude, system selection should carefully consider the use of the system under emergency conditions.

Disposal of Waste

No increase in disposal of classified waste is required.

Unclassified waste (PBS/GSA's responsibility) 300/600 (450 average) cubic yards per month. A 60% increase would indicate a monthly average of 720 cubic yards.

Cafeteria

The designed capacity of the cafeterias and kitchen is [REDACTED] (see M/R dtd 19 Nov 70, subject, Hqs Cafeteria Designed Capacity). A past survey indicates that the cafeterias and dining room averages [REDACTED] patrons at lunch time (see M/R dtd 15 April 70, subject, Future Hqs Cafeteria Requirements). Past experiences have indicated that 49/50% of assigned Headquarters personnel use the cafeterias and dining room. An addition of [REDACTED] would seriously overload the present designed capacity of the cafeterias, dining room and kitchen. A [REDACTED] capacity cafeteria would be necessary to augment the present facilities. In addition, snack bars and a blind stand would have to be considered in relation to the site of the newly constructed buildings.

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Parking & Building Innovations

Parking and tube service would have to be considered for newly constructed additional buildings in the Headquarters compound.

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